

**R+R**

Richter+Ratner

May 21, 2004

Agreement between Richter+Ratner and Mr. Guglielmo Pernis

Michael Ratner, president of Richter+Ratner Contracting Corporation, and Guglielmo Pernis, client development manager, confirm in presence of the chief financial officer, Mr. John Bové, that the compensation agreement for Mr. Pernis is composed of:

A base gross annual salary of \$40,000, plus employment group benefits, effective June 1, 2004. The base is intended to compensate Mr. Pernis for the marketing functions performed on behalf of R+R.

Additionally, a commission agreement, entered into between Michael Ratner and Guglielmo Pernis in the Year 2000 whereby all of the work done by Guglielmo Pernis exclusively on behalf of Richter+Ratner is to be compensated by a straight commission percentage of 1% (one percent) to be calculated on the Gross (total) billings paid to Richter+Ratner, inclusive of change orders, by the following Companies and /or their subsidiaries for specific clients as follows for commission:

Ermenegildo Zegna  
Roberto Cavalli  
Bally  
Bulgari Jewelers  
L.V.M.H. and its subsidiaries  
Richemont and its subsidiaries  
Camper  
IT Holding and its subsidiaries  
Lanvin  
Pringle of Scotland  
Mango of Spain  
ST Dupont  
Marzotto Corp. / Valentino of Italy  
Charme Group / Ballantyne  
Cole Haan  
Tod Baker-S.F.  
Etro  
Miss Sixty  
Trussardi  
Tod's

And others to be jointly determined in June, 2004

with { CUSTO  
ENZO ANGILERI Group  
CND Paris  
SWATCH Outfit

State of NY  
County of Queens

Sworn to me this  
of May 2004.

Marilyn J. Rivera  
Notary Public

MARILYN J. RIVERA  
Notary Public, State of New York  
No. 01R16029571  
Qualified in Queens Co.  
Commission Expires 12/31/2007

Contracting Corporation

55-05 Flushing Avenue

Maspeth, New York 11378

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Michael Ratner

Marilyn J. Rivera